

MULTI-RESIDENTIAL INVESTMENT PORTFOLIO

HALIFAX REGIONAL MUNICIPALITY | FOR SALE



MULTI-RESIDENTIAL PORTFOLIO OPPORTUNITY

An exclusive investment portfolio, offering a range of residential properties clustered in the West End of Halifax and Dartmouth. These 255 professionally managed units across 12 buildings are suitable for a wide range of investors: from family offices to seasoned private and public real estate investors and developers.

Have the best of both worlds with potential development of one or more of the subject properties, while realizing steady income from these fully leased and well-maintained properties. This opportunity has exceptional near and long term-value.

INVESTMENT HIGHLIGHTS

- 255 units across 12 buildings in the West End of Halifax and Dartmouth
- Development density of 222,392 sf
- Potential for redevelopment of some of the subject properties
- Sustainable income stream with significant opportunity for annual rent escalations
- Fully leased; historical 100% occupancy rate with wait lists

THE OFFERING PROCESS

This portfolio is offered for sale via bid process (October 11, 2024). Prospective purchasers are encouraged to return the attached Confidentiality Agreement. Access will then be provided to the Data Room where bid submission guidelines are available.

SALES CONTACT

STEVEN DEXTER
Senior Vice President
+1 902 222 2399
sdexter@cwatlantic.com

Cushman & Wakefield Atlantic
406-120 Western Parkway
Bedford, NS B4B 2V0
cwatlantic.com

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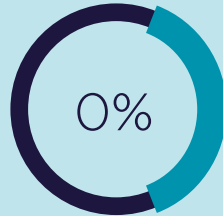
RESIDENTIAL UNITS

range of apartment types, commitment to tenant comfort, cleanliness, and future development potential on at least 2 sites.

BY THE NUMBERS



Portfolio performs extremely well with a stable tenant base that respect the building and units. **High demand for these units means zero downtime on unit turnovers, at market rents.** In addition to rental rates, parking availability and storage options are key drivers for occupancy, where additional income can be generated. **Development of several sites further enhances the long-term opportunity.**



VACANCY RATE WITH HIGH DEMAND FOR THESE UNITS AND STABLE TENANT BASE.

\$1,043

AVERAGE RENT

Average rent across the portfolio is ~\$1,043. Actual market rent averages \$1,680, providing exceptional long-term value and immediate gains.

\$2 M

NET OPERATING INCOME

Based on actual and budgeted for 2024-25 fiscal year. Substantial room for revenue growth.



1:1

PARKING RATIO

222,392 SF

DEVELOPMENT DENSITY ACROSS TWO SITES.

Located in **Halifax Regional Municipality** one of Atlantic Canada's fastest-growing areas and a key hub for commerce, education, and culture.

